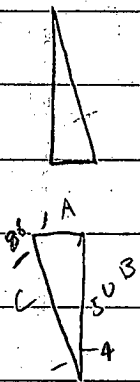


HIGHLAND VILLAGE 3rd ADD.

1890

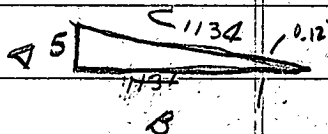
1. *Phragmites australis* (Cav.) Trin. ex Steud.

P. of the SW 1/4 of Sec. 36-75N; R2W - Described as follows,  
 Beginning @ a point that is 1134 Ft. East + 701 Ft. North  
 of the S.W. Cor of the said Southwest 1/4; thence running north  
 for a dist of 129.21, thence running N 89-48 W for a dist of 1133.7 ft to  
 a County Road, thence running S 3 E over + along  
 the said East R/W of the County Road for a distance  
 of 315.12 Ft; THENCE RUNNING East for a dist of 679.3 ft +  
 to the West Property of SHEPWOOD DAVE; thence running  
 north for a dist of 181 ft; thence running East for a  
 dist of 451.40 ft + to the place of Beginning.  
 Containing in all 8.53 Acres, more or less



180  
54  
56

1.002442  
50  
 50.122100



284  
 4 1135  
 8  
 33  
 32  
 1

89-60  
12  
 89-48

1130.70  
679.30  
 451.40

$$\begin{array}{r} 00423 \\ 50 \\ \hline .21150 \end{array}$$

$$\begin{array}{r} 129.210 \\ 423 \\ \hline 129.633 \\ 338 \\ \hline 129.971 \\ 338 \\ \hline 130.308 \\ 338 \\ \hline 130.646 \\ 338 \\ \hline 130.984 \\ 338 \\ \hline 131.322 \\ 338 \\ \hline 131.660 \\ 338 \\ \hline 132.998 \\ 338 \\ \hline 133.336 \\ 332 \\ \hline 133.668 - 26-27 \\ 332 \\ \hline 130 \end{array}$$

$$\begin{array}{r} 129.00 \\ 21 \\ \hline 129.21 \\ 338 \\ \hline 129.548 \\ 338 \\ \hline 129.886 \\ 338 \\ \hline 130.224 \\ 338 \\ \hline 130.562 \\ 338 \\ \hline 130.900 \\ 338 \\ \hline 131.238 \\ 338 \\ \hline 131.576 \\ 338 \\ \hline 131.914 \\ 332 \\ \hline 132.246 \\ 332 \\ \hline 132.578 \\ 332 \\ \hline 132.910 \\ 332 \\ \hline 133.242 \\ 332 \\ \hline 133.574 \\ 332 \\ \hline 133.906 \end{array}$$

$$\begin{array}{r} 00423 \\ 80 \\ \hline .33840 \end{array}$$

$$\begin{array}{r} 265340 \\ 252030 \\ \hline 13310 \end{array}$$

$$\begin{array}{r} 2654.5 \\ 8 \\ \hline 2646.5 \end{array}$$

$$\begin{array}{r} 2628.40 \\ 25.00 \\ \hline 2653.40 \end{array}$$

$$\begin{array}{r} 1511.10 \\ 100. \\ \hline 1611.10 \\ 560.00 \\ \hline 2171.10 \\ 471.00 \\ \hline 2642.10 \end{array}$$

$$1510.30$$

$$\begin{array}{r} 2646.5 \\ 2641.3 \\ \hline 5.2 \end{array}$$

$$\begin{array}{r} 2628.40 \\ 8.00 \\ \hline 2620.40 \\ 22.50 \\ \hline \end{array}$$

$$\begin{array}{r} 17 \\ 80 \\ \hline 1360 \end{array}$$

$$\begin{array}{r} 78.5 \\ 32 \\ \hline 83.7 \end{array}$$

$$\begin{array}{r} 2646.50 \\ 2643.80 \\ \hline 2.70 \end{array}$$

$$\begin{array}{r} 2641.30 \\ 2.50 \\ \hline 2643.80 \end{array}$$

$$\begin{array}{r} 78.5 \\ 27 \\ \hline 81.2 \end{array}$$

$$\begin{array}{r} 2643.80 \\ 2545.30 \\ \hline 98.50 \end{array}$$

$$\begin{array}{r} 102 \\ 98.5 \\ \hline 3.5 \end{array}$$

$$\begin{array}{r} 81.2 \\ 78.5 \\ \hline 2.7 \end{array}$$

$$\begin{array}{r} 102.7 \\ 2.70 \\ \hline 99.90 \end{array}$$

131

$$\begin{array}{r} 129 \\ 134 \\ \hline 2 \overline{) 263} \\ 131 \end{array}$$

$$\begin{array}{r} 679.3 \\ 131 \\ \hline 679.3 \\ 20379 \\ 6793 \quad 0 \\ \hline 88588.8 \end{array}$$

$$\begin{array}{r} 1134 \\ 131 \\ \hline 1134 \\ 3402 \\ 1134 \\ \hline 147554 \end{array}$$

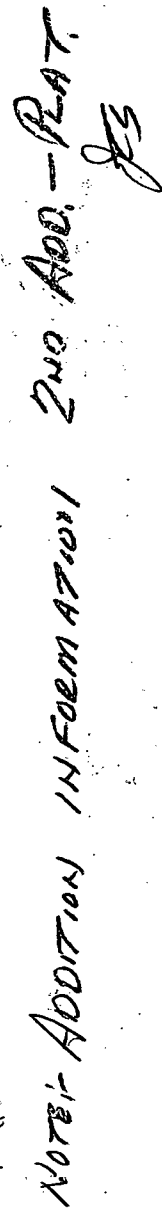
$$\begin{array}{r} 88,988 \\ 147,554 \\ \hline 236,542 \\ 56,702 \\ \hline 293,242 \\ 23 \\ \hline 879,726 \\ 58,6484 \\ \hline 6,744,566 \end{array}$$

$$\begin{array}{r} 1134 \\ 50 \\ \hline 56700 \end{array}$$

$$\begin{array}{r} 48.00 \\ 39.47 \\ \hline 8.53 \end{array}$$

$$\begin{array}{r} 5.58 \\ 33.49 \\ \hline 3547 \\ 6.74 \\ \hline 46.21 \end{array}$$

8' OFF OF ORIG  
FOR ROADWAY.



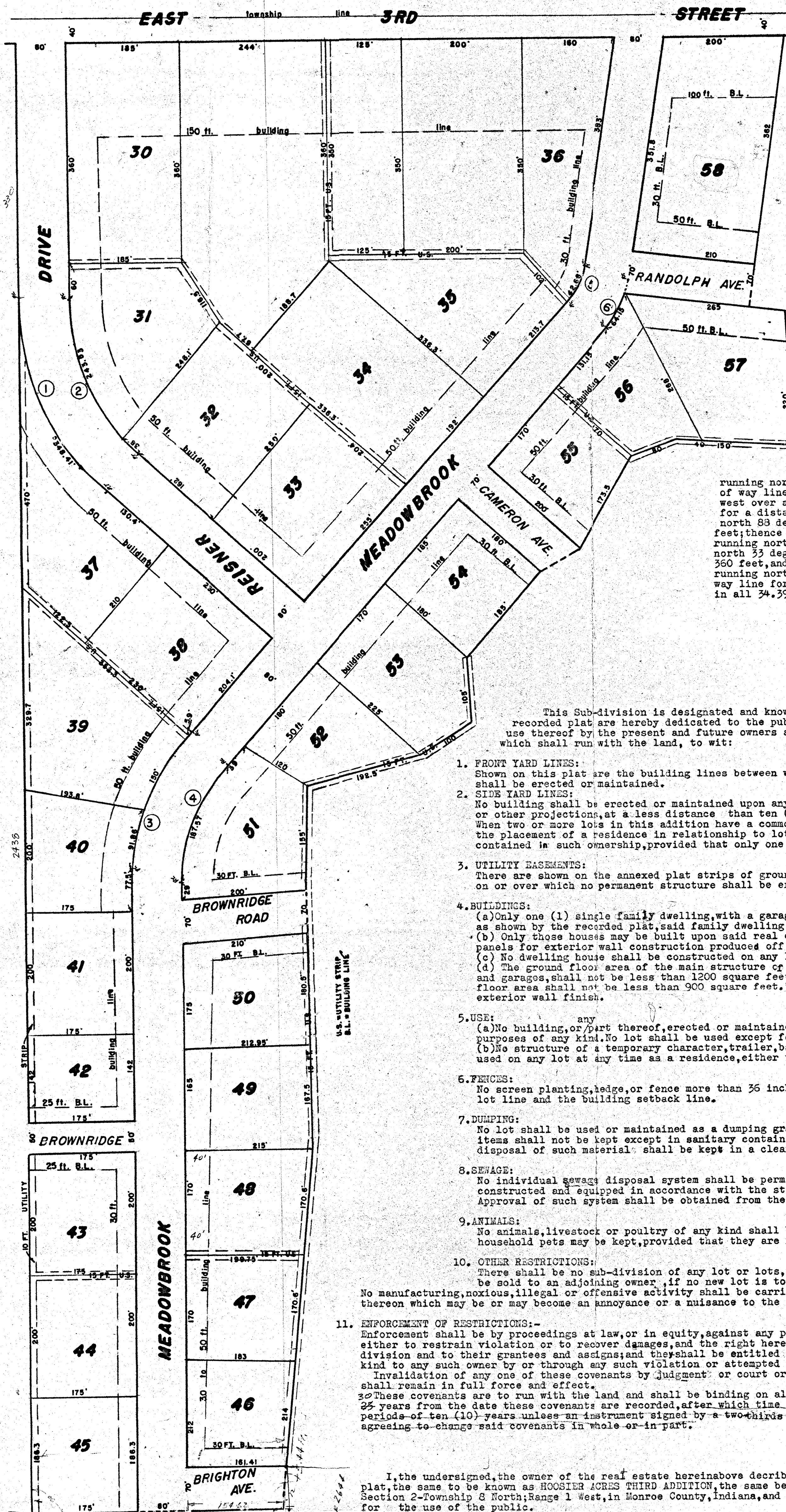
First Highland Corporation  
Ray T. Wallace, Pres  
D. L. Johnson, Sec. & Treasurer

John T. Stapleton PRESIDENT  
Phelma Brown SECRETARY

$$\begin{array}{r} 33.49 \\ 598 \\ \hline 39.47 \end{array}$$
$$\begin{array}{r} 48.00 \\ 39.47 \\ \hline 8.53 \end{array}$$



# HOOSIER ACRES 3<sup>RD</sup>. ADDITION



CURVE DATA

| NO. | ANGLE | TAN.  | RADIUS |
|-----|-------|-------|--------|
| 1   | 48-00 | 185.6 | 416.9  |
| 2   | 48-00 | 150.0 | 336.9  |
| 3   | 42-28 | 150.0 | 534.98 |
| 4   | 42-28 | 98.51 | 254.98 |
| 5   | 33-04 | 22.00 | 74.11  |
| 6   | 33-04 | 45.73 | 154.11 |

I, the undersigned, a licensed civil engineer in the State of Indiana, do hereby certify that the above shown plat is a true representation of the Hoosier Acres 3rd Addition, the same being a sub-division of a part of the northeast quarter of section 2-T8N;R1W, and in Monroe County, Indiana, and hereby described as follows:-

Beginning at a point that is 545.5 feet east and 40 feet south of the northwest corner of the said northeast quarter, said point being on the south right of way line of State Highway number 46; thence running south 0 degrees-31 minutes east for 2438 feet; thence running south 88 degrees-27 minutes east for 409.62 feet; thence running north 5 degrees-32 minutes east for 625.20 feet; thence running north 1 degree-00 minutes west for 418 feet; thence running north 2 degrees-48 minutes west for 155 feet; thence running north 75 degrees-48 minutes east for 192.5 feet; thence running north 59 degrees-18 minutes east for 100 feet; thence running north 1 degree-36 minutes east for 105 feet; thence running north 42 degrees-16 minutes east for 185 feet; thence running north 56 degrees-58 minutes east for 72.80 feet; thence running north 29 degrees-30 minutes east for 173.5 feet; thence running north 69 degrees-30 minutes east for 80 feet; thence running north 88 degrees-31 minutes east for 190 feet; thence running north 3 degrees west for 220 feet; thence running north 50 degrees-30 minutes west for 63.7 feet; thence running north 49 minutes east for 352 feet and to the south right of way line of State Highway number 46; thence running north 88 degrees-27 minutes west for 325 feet; thence running south for 10 feet; thence running south 43 degrees-28 minutes west for 188.7 feet; thence running north 46 degrees-32 minutes west for 67.7 feet; thence running north 33 degrees-30 minutes west for 116.5 feet; thence running north for 360 feet, and to the said south right of way line of State Highway number 46; thence running north 88 degrees-27 minutes west over and along the said south right of way line for a distance of 265 feet, and to the place of beginning, containing in all 34.39 acres, more or less.

*John T. Sebastian*  
Civil Engineer.

This Sub-division is designated and known as HOOSIER ACRES THIRD ADDITION. All streets shown on the recorded plat are hereby dedicated to the public. Said property, and all lots within said addition, and the use thereof by the present and future owners and occupants, shall be subject to the following restrictions which shall run with the land, to wit:

- FRONT YARD LINES:**  
Shown on this plat are the building lines between which lines and the street lines no building, or parts thereof, shall be erected or maintained.
- SIDE YARD LINES:**  
No building shall be erected or maintained upon any lot in this sub-division, including porches, bay windows, eaves, or other projections, at a less distance than ten (10) feet from the side rear property lines of said lots. When two or more lots in this addition have a common owner, this restriction shall be inoperative as regards to the placement of a residence in relationship to lot lines lying between and being common to the several lots contained in such ownership, provided that only one residence is built on such lots.
- UTILITY EASEMENTS:**  
There are shown on the annexed plat strips of ground that are hereby reserved for the use of public utilities, on or over which no permanent structure shall be erected or maintained.
- BUILDINGS:**  
(a) Only one (1) single family dwelling, with a garage appurtenant thereto, may be erected or maintained on each lot as shown by the recorded plat, said family dwelling to be used for residence purposes only.  
(b) Only those houses may be built upon said real estate which are not pre-cut off site, and which do not contain panels for exterior wall construction produced off site.  
(c) No dwelling house shall be constructed on any lot except where the structural walls are fabricated on said lot.  
(d) The ground floor area of the main structure of any one story residence, exclusive of open porches, breezeways and garages, shall not be less than 1200 square feet. For dwellings of more than one (1) story in height the ground floor area shall not be less than 900 square feet. "Floor Area" shall be measured from outside to outside of exterior wall finish.
- USE:**  
(a) No building, or part thereof, erected or maintained in this sub-division shall be used for business or commercial purposes of any kind. No lot shall be used except for residential purposes.  
(b) No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out buildings shall be used on any lot at any time as a residence, either temporarily or permanently.
- FENCES:**  
No screen planting, hedge, or fence more than 36 inches high, shall be permitted on side lot lines between the front lot line and the building setback line.
- DUMPING:**  
No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste material, and such items shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- SEWAGE:**  
No individual sewage disposal system shall be permitted on any lot, or part thereof, unless such system is located, constructed and equipped in accordance with the standards and requirements of the Indiana State Board of Health. Approval of such system shall be obtained from the aforesaid authority.
- ANIMALS:**  
No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.
- OTHER RESTRICTIONS:**  
There shall be no sub-division of any lot or lots, nor any sale thereof in parcels, except a portion of a lot may be sold to an adjoining owner, if no new lot is to be created. No lot shall be divided to make two (2) or more lots. No manufacturing, noxious, illegal or offensive activity shall be carried on upon any lot, or part thereof, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood or occupants thereof.
- ENFORCEMENT OF RESTRICTIONS:**  
Enforcement shall be by proceedings at law, or in equity, against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages, and the right herein shall inure to the owners of these several lots in this sub-division and to their grantees and assigns; and they shall be entitled to such relief without being required to show any damage of any kind to any such owner by or through any such violation or attempted violation.  
Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.  
These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a two-thirds majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

I, the undersigned, the owner of the real estate hereinabove described, hereby acknowledge the execution of the above and foregoing plat, the same to be known as HOOSIER ACRES THIRD ADDITION, the same being a sub-division of a part of the Northeast quarter of Section 2-Township 8 North; Range 1 West, in Monroe County, Indiana, and I hereby dedicate the streets or roads shown on said plat for the use of the public.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 1958.

*Eva R. Brown*  
Eva R. Brown

STATE OF INDIANA SS  
COUNTY OF MONROE

Before me, a Notary Public, in and for said County and State, this \_\_\_\_\_ day of \_\_\_\_\_ 1958, personally appeared Eva R. Brown, unmarried and of legal age, and acknowledged the execution of the above and foregoing plat of HOOSIER ACRES THIRD ADDITION, to be her own voluntary act and deed, and for the uses and purposes therein stated.

Witness my hand and Notarial seal this \_\_\_\_\_ day of \_\_\_\_\_ 1958

My commission expires:  
September 17, 1961.

George M. Toney-Notary Public.

APPROVED: MONROE COUNTY PLAN COMMISSION

By \_\_\_\_\_ President

By \_\_\_\_\_ Secretary

APPROVED: MONROE COUNTY BOARD OF COMMISSIONERS

By \_\_\_\_\_ Member

By \_\_\_\_\_ Member

By \_\_\_\_\_ Member

Duly entered for taxation this \_\_\_\_\_ day of \_\_\_\_\_ 1958

Auditor of Monroe County, Indiana.